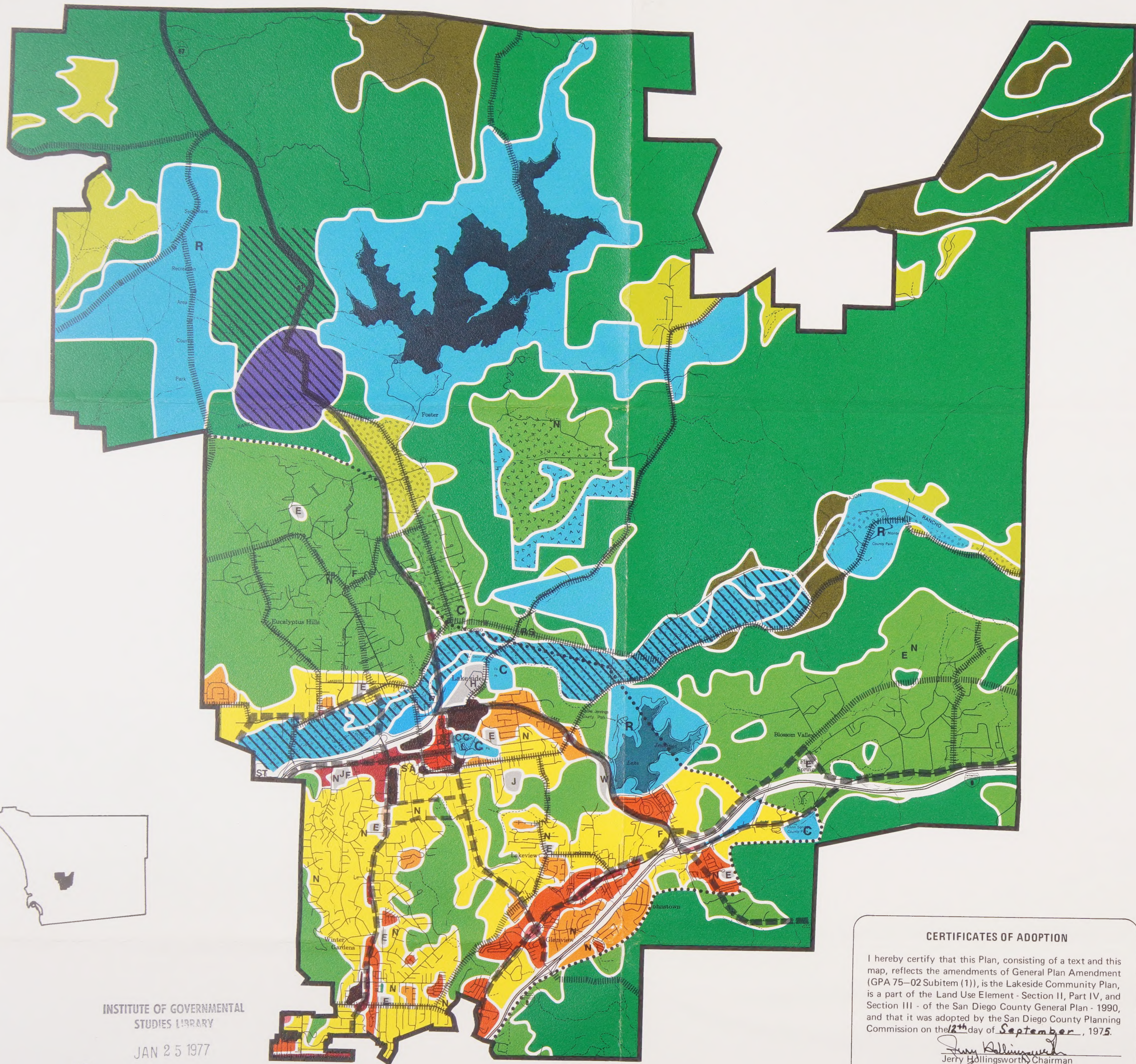




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Lakeside COMMUNITY PLAN

The Lakeside Community Plan is not specific, precise nor certain in the boundaries of the proposed land uses, and is not a zoning map, however all zoning must be consistent with adopted community goals and objectives.



Feet 0 2,000 4,000 8,000 12,000 16,000
Miles 0 1/4 1/2 3/4 1 2 3

MAP PREPARED BY MAPPING SECTION,
SAN DIEGO COUNTY DEPARTMENT OF
TRANSPORTATION

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CERTIFICATES OF ADOPTION

I hereby certify that this Plan, consisting of a text and this map, reflects the amendments of General Plan Amendment (GPA 75-02 Subitem (1)), is the Lakeside Community Plan, is a part of the Land Use Element - Section II, Part IV, and Section III - of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Planning Commission on the 12th day of September, 1975.

Jerry Hallingsworth
Jerry Hallingsworth, Chairman
Bruce H. Warren
Bruce H. Warren, Secretary

I hereby certify that this Plan, consisting of a text and this map, reflects the amendments of General Plan Amendment (GPA 75-02 Subitem (1)), is the Lakeside Community Plan, is a part of the Land Use Element - Section II, Part IV, and Section III - of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 19th day of December, 1975.

Dick Brown
Dick Brown, Chairman
Porter D. Cremans
Attest: Porter D. Cremans, Clerk of the Board

Uses that fall within this limit line will require, as a minimum, public sewer and water systems and generally involve higher levels of fire, police and social services than do those uses permitted in the nonurban area.

RURAL RESIDENTIAL

This designation is for areas which are appropriate for developments into home-sites of one acre and larger where small scale agriculture may be pursued. Uses and development within this category are limited by the natural constraints of the land, topography being the most critical. Minimum parcel size will be determined by slope analysis based on the following table:

0 - 15% Slope - 1 Ac./DU
15 - 30% Slope - 2 Ac./DU
Over - 30% Slope - 4 Ac./DU

Where this category is used outside of the Urban Limit Line the minimum parcel size is increased to two acres.

VERY LOW RESIDENTIAL

Limited to single family houses, this category provides for the development of low density subdivisions and planned residential developments up to 4.3 dwelling units per gross acre.

LOW RESIDENTIAL

Areas under this designation are planned for traditional small lot subdivisions (i.e. 6,000 - 7,500 square feet) of single family detached houses. 7.2 dwelling units per acre would be permissible in this category.

MEDIUM RESIDENTIAL

This category provides for single family houses and duplexes. Planned residential developments are encouraged within these areas in order to preserve the natural terrain. 14.5 dwelling units per gross acre can be accommodated.

HIGH RESIDENTIAL

Designed for single family detached houses, duplexes, triplexes, fourplexes, row houses, and garden apartments. This is the apartment house density and provides for one or two story apartment houses up to 29.0 dwelling units per gross acre. This designation is logically located near areas with direct access to major streets and other necessary public facilities.

RESIDENTIAL - PROFESSIONAL

Applied to areas suitable for high density residential and professional offices. This designation is located along major streets and provides a transition between more intensive commercial development and single family residential.

NEIGHBORHOOD CONVENIENCE CENTER

Areas designated in this category provide for markets, drug stores, and personal service facilities which are customarily located within short distances of the residential areas that they serve on sites of 5 to 10 acres in size.

COMMUNITY COMMERCIAL

This designation provides for the shopping and commercial service needs of the entire community. These facilities should be concentrated and should be visually attractive and contribute to the rural character of the community. Most uses should be within enclosed buildings with all signs regulated as to location and size.

GENERAL COMMERCIAL

Areas designated for General Commercial on the Plan represent a mix of commercial and residential uses that front on major highway arteries. It is recommended that this category should be broad in its application to include commercial and high density residential development as well as administrative buildings and professional offices. Uses under this designation should be encouraged to locate and develop under design standards that promote efficient and safe use of highways and enhance overall community design and appearance.

LIGHT INDUSTRIAL

This category provides for light industrial and heavy commercial uses such as warehousing, lumberyards, materials storage, wholesaling, and packing plant operations which would operate without emissions of smoke, fumes, dust, odors, noise, vibrations, or water pollution and which would be appropriate for development in an urban environment.

HEAVY INDUSTRIAL

This provides for uses associated with the extraction and processing of the community's sand and gravel resources during the period from 1975-1995. Other uses which could be considered compatible would be asphalt manufacturing, recycling and dismantling yards which can only appropriately be developed in nonurban areas.

LIGHT AGRICULTURE

Areas particularly suited for agricultural crop production such as orchards, nurseries, groves, truck and seed crops would be the predominant land uses. Residential development would be discouraged other than for farm owners, operators, and farm employees. Horse ranches would also be suitable in those areas where they would be compatible with their immediate surroundings. A minimum parcel size of 4 acres would best implement this agricultural land use.

HEAVY AGRICULTURE

This designation encourages agricultural operations such as dairies, horse ranches, poultry operations and small animal farms. The growing of agricultural crops of all kinds would be suitable in those areas where favorable soil conditions exist. A minimum parcel size of 8 acres would best implement this agricultural land use.

MOUNTAIN DEVELOPMENT

Designates areas where much of the land would be encouraged to remain predominately undeveloped due to severe geographical limitations such as extremely steep slopes, extreme rock outcropping and high soil erosion characteristics. Imported water is not available in the majority of these areas and ground water supply is limited. Where these deficiencies could be overcome, individual home-sites would be allowed on flat accessible pockets of land when such a site and access to it could blend into the natural landscape.

Minimum parcel size within the Mountain Development category would be determined by the slope of the land based on the following criteria:

0 - 25% Slope - 4 Ac./DU
25 - 50% Slope - 8 Ac./DU
Over - 50% Slope - 20 Ac./DU

OPEN SPACE

This designation is for areas such as natural drainage ways, extremely steep slopes, stands of natural tree growth, and other areas that should be left open as a greenbelt system to be used as parks, trails, scenic areas, or golf courses. The preservation of creek beds, wooded areas, and similar natural amenities in such an open space system will help to retain the rural atmosphere of Lakeside. Other areas to be included in this greenbelt system are off-street walking and riding paths as well as portions of road system rights-of-way for hiking and equestrian trails.

FLOODPLAIN

Areas most susceptible to periodic inundation have been delineated on the plan map by the 100-year floodplain overlay. All light agricultural, recreational, and extractive uses would be highly compatible in this designation. In those areas where development has occurred, flood control improvements are encouraged so as to mitigate the threat of property damage and personal loss.

EXTRACTIVE INDUSTRIAL

This overlay category identifies deposits of construction sand and gravel that should be protected in order to preserve their future extractive potential. It is intended that these areas, if mined, will be rehabilitated in order to provide land for a use consistent with community goals.

HIGH MEADOWS RANCH

This overlay covers the High Meadows Ranch Development Plan which was approved by the Board of Supervisors on December 27, 1973. That Development Plan is consistent with the Lakeside Community Plan and can be seen in greater detail as General Plan Map "B".

PUBLIC FACILITIES

Sites presently in public or semi-public ownership

SA School Administration	N Neighborhood Park
E Elementary School	C Community Park
J Intermediate School	R Regional Park
H High School	F Fire Station
L Library	RS County Road Station
PO Post Office	CC Civic Center
ST Sewage Treatment Plant	W Water Treatment Plant

■ S.D.G. & E. Sub Station

CIRCULATION ELEMENT

- Freeway
- Prime Arterial
- Major Road
- Collector Road
- Light Traffic Collector
- Local Road